All Home Types Condo/Co-op/TH SFH/Villa

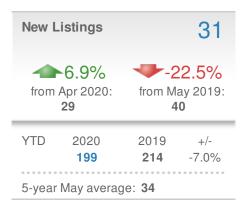
Local Market Insight

33980





33980

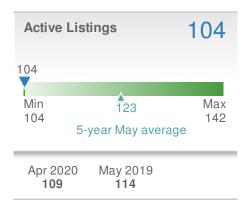


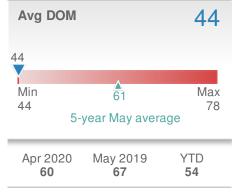


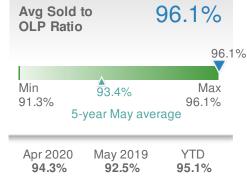






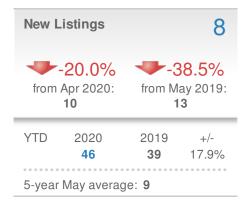


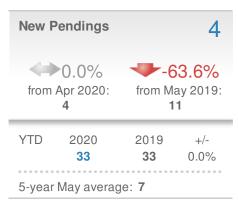






33980 - Condo/Co-op/TH







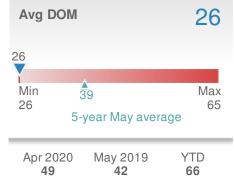


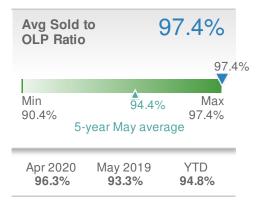
Summary

In 33980, the median sold price for Condo/Co-op/TH properties for May was \$89,000, representing a decrease of 31.5% compared to last month and a decrease of 17.6% from May 2019. The average days on market for units sold in May was 26 days, 34% below the 5-year May average of 39 days. There was no month over month change in new contract activity with 4 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 4; and a 7.7% increase in supply to 28 active units.

This activity resulted in a Contract Ratio of 0.14 pendings per active listing, down from 0.15 in April and a decrease from 0.50 in May 2019. The Contract Ratio is 57% lower than the 5-year May average of 0.33. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.









33980 - SFH/Villa

New Listings		17	
21.4% from Apr 2020:		-5.6% from May 2019:	
YTD	2020 113	2019 119	+/- -5.0%
5-year May average: 19			







Summary

In 33980, the median sold price for SFH/Villa properties for May was \$215,000, representing an increase of 3.9% compared to last month and an increase of 10.8% from May 2019. The average days on market for units sold in May was 51 days, 18% below the 5-year May average of 62 days. There was a 17.6% month over month increase in new contract activity with 20 New Pendings; a 3.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 29; and a 9.1% decrease in supply to 60 active units.

This activity resulted in a Contract Ratio of 0.48 pendings per active listing, up from 0.42 in April and an increase from 0.30 in May 2019. The Contract Ratio is 8% higher than the 5-year May average of 0.44. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



